

PLANNING COMMISSION
Planning Department
County of Hawaii
Hilo, Hawaii

Application for VARIANCE)
by)
JOHN F. CONRAD)
for)
ENLARGEMENT OF NONCONFORMING USE)
in)
KEAUKAHA, SOUTH HILO, HAWAII)
_____)

Variance No. 260

VARIANCE PERMIT

The Planning Commission held a public hearing on October 14, 1971 on the application of JOHN F. CONRAD for a variance from Section 31-B(1), Ordinance No. 63 of the Revised Ordinances of the County of Hawaii 1967, as amended, more specifically, to allow the construction of a 392 square foot addition to the existing dwelling within a resort zone located at Keaukaha, South Hilo, Hawaii, Tax Map Key 2-1-15:43.

The Commission finds that:

1. The granting of the variance will not be substantially injurious to improvements to property rights related to properties in the near vicinity and that the surrounding property owners have no objections to the applicant's intent.
2. Economic hardship would be created if the applicant is not granted the variance since the materials were ordered and has arrived and that approval of a F.H.A. home improvement loan was granted.
3. Under the lease agreement with Bishop Estate, the lessee will use and allow the use of said premises only for residential purposes and will not at any time during said term (lease term expires in the year 2011) erect, place, maintain or allow on said premises more than one single family dwelling.....


Therefore, the Commission hereby grants to the applicant a variance to allow the construction of a 392 square foot addition to the existing dwelling within the resort zone pursuant to the authority vested in it by Section 36 of said Ordinance on the condition that:

1. Construction shall begin within one year of date of approval or subject variance shall be deemed null and void.
2. All other applicable ordinances, regulations, etc., shall be complied with and that construction shall substantially conform to the drawings as submitted with the variance application.

The effective date of this permit shall be from October 14, 1971.

Dated at Hilo, Hawaii, this 10th day of December, 1971.

PLANNING COMMISSION
OF THE COUNTY OF HAWAII

A handwritten signature in cursive script, reading "O. W. Efurd, Jr.", is written over a horizontal line.

O. W. Efurd, Jr.
Chairman